

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143759/FO/2025

Date registered valid: 18 August 2025

Proposal: Change of use from existing office (Use Class E (g)) to Consulate General of Ireland (Sui Generis) with associated external alterations.

Address: 75 Mosley Street, Manchester, M2 3HR

Ward(s): Deansgate Ward

Applicant: Department of Foreign Affairs and Trade, Ireland

Agent (if any): Miss Suzie Cantillon, AtkinsRéalis

Case officer: Jack Naven
Tel: 0161 219 2095
Email: jack.naven@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 06 October 2025

Application Details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 27 August 2025

Standard consultations:

Printed: 26 August 2025 Expired: 16 September 2025

Neighbour notifications

Printed: 26 August 2025 Expired: 16 September 2025

Site notice

Posted: 27 August 2025 Expired: 17 September 2025

Press advert

Published: 2 September 2025 Expired: 23 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of Site/Area

Listed building: Not applicable

Conservation area: George Street Conservation Area 1985

Tree Preservation Order: Not applicable

The Grade I listed Manchester Art Gallery is situated across Nicholas Street from the site.

The Grade II listed Charlotte House is situated across the site and slightly further down on Back George Street. Any external works on the Back George Street elevation must be considered within the setting of this.

The Grade II* Portico Library is situated further down Mosley Street, on the corner of Charlotte Street.

The site is located in George Street Conservation Area.

Description of Development

The proposal seeks planning permission for the change of use from existing office (Use Class E (g)) to Consulate General of Ireland (Sui Generis) with associated external alterations.

These external alterations include the installation of up to 2no. louvres on the Back George Street elevation and the installation of up to 2no. roof air cowl.

Relevant Applications

111682/FO/2016/C2 - Partial replacement and refurbishment of building facades together with full-height infill to front and ground floor extensions. Creation of new commercial units at ground floor 75 Mosley Street for Use Classes A1, A3 and A4. Refurbishment of offices on floors ground to six (Use Class B1) and construction of an additional floor at roof level for office (B1) use. Creation of plant enclosure at new roof level, reconfiguration of basements with the creation of additional parking spaces. Additional associated works.

Approved June 2016.

Consultations & Notification Responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received due to this publicity.

Highway Services - Confirmed acceptance of the waste management proposals from a Highways impact perspective. Recommend that a condition be attached to control waste management.

Environmental Health - Recommended that conditions be attached to control hours of operation, deliveries/servicing, and waste management. Did not accept the noise assessment information submitted as the data used for the background noise levels around the site is from 2016, which is deemed to be out of date, so a new assessment is required. In addition, the assessment does not mention the cowls which are to be installed on the roof of the development, which should be assessed as a part of this.

Policy

The Places for Everyone Plan - Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st March 2024:

- Policy JP-Strat2 - City Centre
- Policy JP-P2 - Heritage

The Manchester Core Strategy - Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th July 2012:

- Policy SP1 - Spatial Principles
- Policy CC7 - Mixed Use Development
- Policy CC9 - Design and Heritage
- EC2
- Policy EN1 - Design Principles and Strategic Character Areas
- Policy EN3 - Heritage
- Policy EN19 - Waste
- Policy DM1 - Development Management

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 - Conservation Areas
- Policy DC26 - Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 12 - Achieving well-designed and beautiful places

- Chapter 16 - Conserving the Historic Environment

Other Legislative Requirements

- Planning (Listed Buildings and Conservation Areas) Act 1990

Issues

Principle of the Development

The application premises is currently in Class E office. The good supply of office accommodation is vital to the success of the city centre economy.

The proposal would result in a loss of 470sqm of Class E office accommodation. Policy EC2 provides that alternative uses can be considered subject to meeting the criteria in the policy. In this instance it is considered that the floor space on the 6th floor of the building would offer an alternative use which offers benefits to the City as a whole. The creation of the Consulate would support the wide diversity of visitors to city and reflect the status of Manchester as an international City. The loss of 470 sqm of floorspace would be a relatively modest amount of employment floorspace lost to the city centre off supply and offer a use which helps support Manchester profile and visitor economy.

Similar decision for consulates in the city centre which has established that consulates are considered to fall within the 'Sui Generis' land use class. This has been determined through the following applications: Turkish Consulate (reference 131536/FO/2021), Italian Consulate (reference 128838/FO/2020), the Hungarian Consulate (reference 120145/FO/2018), the Consulate General of The Czech Republic (reference 117996/FO/2017), and the Romanian Consulate (reference 117152/FO/2017).

Visual Amenity

The development will see the introduction of louvres on the external elevation facing Back George Street at the 6th floor level. This will also involve the replacement of the window below one of the proposed intake louvres.

The louvres are required in order to accommodate up to 74 people during events in the representational space. This includes installing a new MVHR unit to provide fresh air and adjusting the existing ventilation to ensure adequate airflow. Without this, the space will not be able to accommodate the amount of people necessary on occasion for a Consulate use to accommodate.

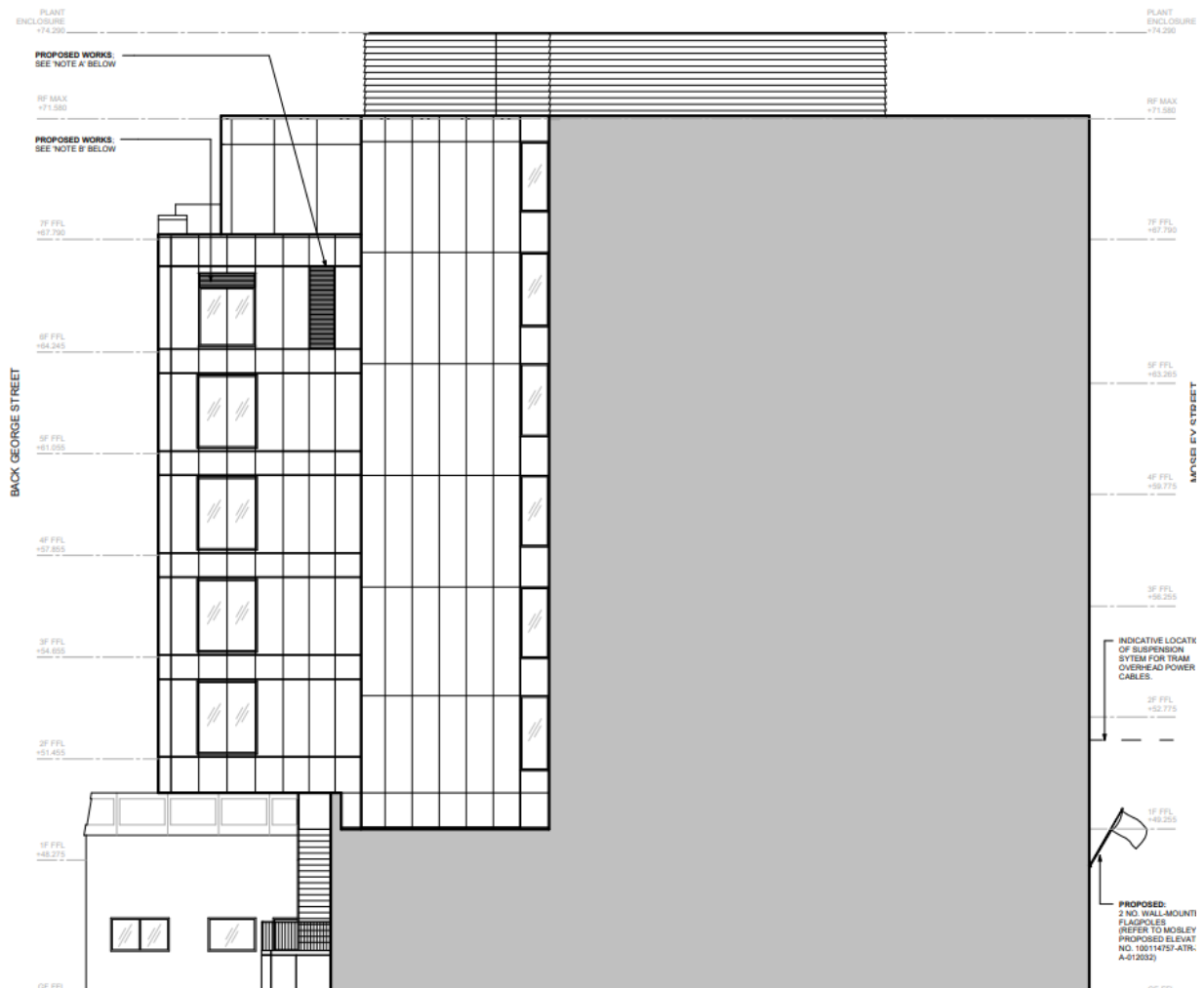
A single cladding panel will be replaced with a dark grey micro louvre to provide intake air. A second louvre (approx. 1500W x 450H) will be inserted in the upper portion of a 6th floor window, providing for exhaust air.

The siting of the louvres on Back George Street is considered to be the most appropriate place to locate the louvres, as it is the least prominent elevation on the building, facing on to a back street that already features various external alterations on other buildings that provide extraction equipment and associated interventions to neighbouring buildings.

In pre-application discussions, a decorative screen was discussed, but deemed impractical in order to deliver the required airflow requirements. A decorative screen would have resulted in a large external area of the façade requiring to be replaced. Given the siting of the louvres on the

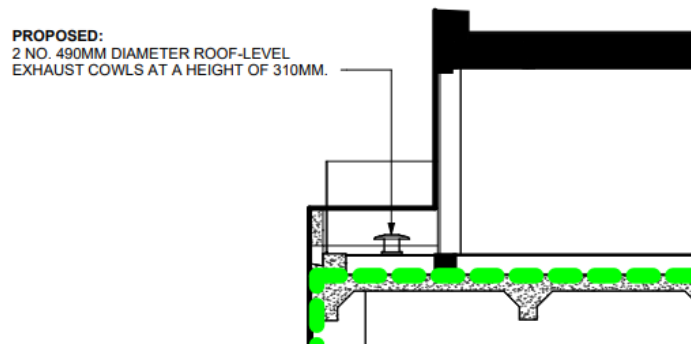
lesser prominent elevation facing a back street, the City Council can accept in this case that a decorative screen is not required.

Dark grey micro-louvres have been proposed to be installed. The principle of the design of these is considered acceptable. A condition has been added so that the full specification of the louvres be submitted to the City Council to sign off the final design before the installation of the louvres.



Charlotte Street elevation looking down Back George Street

The roof plan and sectional drawings submitted along with the application clearly demonstrate that the roof cowls will sit below the parapet and so will have a minimal impact upon the visual amenity of the surrounding street scene.



Cross section of 6th and 7th floor showing proposed Roof Cowls

Noise and Residential Amenity

The hours of operation are considered to be acceptable and to not have a significant impact on any surrounding residential amenity. A standing condition has been attached to ensure the hours of operation applied for are adhered to for the lifetime of the use hereby approved.

A standing condition has been attached to ensure that any deliveries and servicing do not take place outside of 07:30 to 20:00, Monday to Saturday, with no deliveries/waste collections on Sundays/Bank Holidays, in order to protect the amenity of surrounding residents.

The waste management strategy submitted is considered to not have a negative impact upon surrounding residential amenity. A standing condition has been attached to ensure that the waste management of the use hereby approved is adhered to for the lifetime of the use.

The submitted noise assessment was reviewed by Manchester City Council's Environmental Health team, who confirmed that the noise assessment information submitted used data for the background noise levels around the site is from 2016, which is deemed to be out of date, so a new assessment is required. In addition, the assessment does not mention the cowls which are to be installed on the roof of the development, which should be assessed as a part of this.

A pre-commencement condition has been attached to ensure that a sufficiently up to date noise assessment is submitted for review so that assurance can be sought that the installation of the louvres and roof air cowls will not lead to any negative impact upon surrounding residential amenity.

Impact on Heritage

The proposed addition of louvres to the Back George Street elevation of the Hyphen Building would be visible from the rear elevation of Charlotte House, however these views make little contribution to the significance of Charlotte House, as can be seen in its utilitarian architectural treatment. These proposed minor alterations to the existing modern building would have no impact upon the significance of Charlotte House.

The proposed external works would result in very minor, small-scale changes to the George Street Conservation Area and the setting of the Upper King Street Conservation Area. The proposed louvres to the rear elevation Back George Street would be located at a high level and form a very minor feature on a modern building. This would not be prominent or intrusive to the character or appearance of the conservation area.

Impact on Highways

In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.

The Operating Schedule / Management Strategy confirms that staff of the Consulate will be able to utilise the existing off-street basement car parking facilities. It also confirms that staff of the Consulate will be able to utilise the existing cycle parking, shower and locker facilities. The Operating Schedule / Management Strategy has been included as a standing condition to ensure that the use hereby approved is carried out in accordance with the provisions laid out in the strategy.

Accessibility

The site is well accessed by sustainable modes. Regular bus services, Metrolink services and railway services are available within walking distance of the site.

Pedestrian access to be in place via the existing access to the Hyphen Building from Mosley Street.

Waste Management

The Operating Schedule / Management Strategy confirms that the Waste and service management will be aligned to the existing building (approved under planning permission 111682/FO/2016/C2). The back of George Street is used for servicing and waste collections, bins are to be taken to central bin store on ground floor, with kerbside collections on collection day managed via building management.

A condition has been added to ensure that the development complies with the waste management strategy outlined is adhered to for the lifetime of the use.

Conclusion

Given the above, the proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached.

Other Legislative Requirements

Equality Act 2010

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Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have

made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 18 August 2025:

- Site Location Plan 100114757-ATR-XX-XX-DR-AR-011030.P01
- Proposed Site Plan 100114757-ATR-XX-XX-DR-AR-011032.P01
- Proposed Roof Plan 100114757-ATR-XX-XX-DR-AR-011034.P01
- Proposed Sixth Floor Plans 100114757-ATR-XX-06-DR-AR-011036.P01
- Charlotte Street Elevation - North East Elevation 100114757-ATR-XX-ZZ-DR-AR-012030.P01
- Proposed Mosley Street Elevation - North West 100114757-ATR-XX-ZZ-DR-AR-012032.P01
- Proposed Sections 100114757-ATR-XX-ZZ-DR-AR-013011.P01 AtkinsRéalis
- Heritage, Design and Access Statement 100114757-ATR-XX-XX-RP-T-020000
- Waste Management Strategy Proforma
- Environmental Standards Statement 100114757-ATR-XX-06-TN-X-500002
- Operating Schedule / Management Strategy 100114757-ATR-XX-XX-TN-A-020003
- Noise Impact Assessment
- Security Statement 100114757-ATR-XX-06-TN-SD-661001

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC18.

3) a) Any plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement

of the use hereby approved, the scheme shall be submitted to and approved in writing by the City Council as the Local Planning Authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences.

b) Prior to the operation of the scheme, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard residential amenity by minimising the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and Unitary Development Plan saved policy DC26.

4) Prior to the installation of any external louvres hereby approved, a detailed specification of the micro louvre (including colour), shall be submitted to and be approved by the City Council as the Local Planning Authority. The development shall then be implemented in accordance with the approved details.

Reason - In the interests of visual amenity in accordance with saved policy DC18.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

5) The premises shall not be open outside the following hours:-

09:00am - 17:30pm Monday to Friday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

6) The operation and management of the Consulate Use (Sui Generis) hereby approved, shall be carried out in accordance with the 'Operating Schedule / Management Strategy 100114757-ATR-XX-XX-TN-A-020003', produced by AtkinsRéalis, received by the City Council as the Local Planning Authority on 18 August 2025.

Reason - To safeguard neighbouring occupier's amenity and ensure no unacceptable impacts on the highway, pursuant to policies SP1 and DM1 of the City of Manchester Core Strategy.

7) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, Sunday/Bank Holiday the times shall be confined to 10:00 to 18:00.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

8) Cycle parking provision for the Consulate Use (Sui Generis) hereby approved, shall be carried out in accordance with the 'Operating Schedule / Management Strategy 100114757-ATR-XX-XX-TN-A-020003', produced by AtkinsRéalis, received by the City Council as the Local Planning Authority on 18 August 2025 and be in place prior to the first use of the development.

Reason - In the interest of ensuring sufficient cycle provision is put in place in accordance with policies SP1 and DM1 of the Core Strategy.

9) The details of the approved waste management scheme, shall be implemented as part of the development, in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 18 August 2025:

- Waste Management Proforma
- Operating Schedule / Management Strategy, which confirms that the waste and service management will be aligned to the existing building, as approved under application 111682/FO/2016/C2

This waste management scheme shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

10) Notwithstanding the provisions of the Town and Country Planning Act (Use Classes) Order 1987 (or any other revoking and re-enacting that Order with or without modification) the premises shall only be used for the following uses and no other purposes: Consulate General of Ireland (Sui Generis).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

Informatives

1) Any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Fifth Floor, 61 Mosley Street, Manchester, M2 3HZ
Fifth Floor, 75 Mosley Street, Manchester, M2 3HR
Basement And Ground Floor, 75 Mosley Street, Manchester, M2 3HR
Seventh Floor, 75 Mosley Street, Manchester, M2 3HR
Ground Floor Front, 46 - 46A George Street, Manchester, M1 4HF
48A George Street, Manchester, M1 4HF
Unit 2, George House, 48 George Street, Manchester, M1 4HF
Fourth Floor, Amadeus House, 52 George Street, Manchester, M1 4HF
Second Floor, Amadeus House, 52 George Street, Manchester, M1 4HF
Flat 5, 58 - 60 George Street, Manchester, M1 4HF
Flat 201, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Flat 301, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
67 - 69 Mosley Street, Manchester, M2 3JB
Fourth Floor, Permanent House, 71 Mosley Street, Manchester, M2 3JN
Flat 1, 58 - 60 George Street, Manchester, M1 4HF
Second Floor, 61 Mosley Street, Manchester, M2 3HZ
Flat 303, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
First Floor, 75 Mosley Street, Manchester, M2 3HR
Second Floor, 75 Mosley Street, Manchester, M2 3HR
3 Nicholas Street, Manchester, M1 4HL
Third Floor, Amadeus House, 52 George Street, Manchester, M1 4HF
Flat 8, 58 - 60 George Street, Manchester, M1 4HF
Flat 2, 58 - 60 George Street, Manchester, M1 4HF
Flat 7, 58 - 60 George Street, Manchester, M1 4HF
Flat 203, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
American Pies, 39 Booth Street, Manchester, M2 4AA
Department For Work And Pensions, 58 Mosley Street, Manchester, M2 3HZ
Second Floor, Permanent House, 71 Mosley Street, Manchester, M2 3JN
Permanent House, 71 Mosley Street, Manchester, M2 3JN
1 Nicholas Street, Manchester, M1 4HL
63 - 65 Mosley Street, Manchester, M2 3HZ
Third Floor, 46 - 46A George Street, Manchester, M1 4HF
Flat At, 5 Nicholas Street, Manchester, M1 4HL
Flat 6, 58 - 60 George Street, Manchester, M1 4HF
Basement, Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
Ground Floor, 59 Mosley Street, Manchester, M2 3HZ
Third Floor, 61 Mosley Street, Manchester, M2 3HZ
First Floor, 61 Mosley Street, Manchester, M2 3HZ
Flat G02, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Flat 403, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Kissaten, 58 Mosley Street, Manchester, M2 3HZ
First And Second Floor, 58 Mosley Street, Manchester, M2 3HZ
First Floor Rear, Permanent House, 71 Mosley Street, Manchester, M2 3JN
Ground Floor, Permanent House, 71 Mosley Street, Manchester, M2 3HR
Third Floor, 75 Mosley Street, Manchester, M2 3HR
First Floor, 46 - 46A George Street, Manchester, M1 4HF
Basement, 46 - 46A George Street, Manchester, M1 4HF
Second Floor, 46 - 46A George Street, Manchester, M1 4HF
Unit 1, George House, 48 George Street, Manchester, M1 4HF

Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
First Floor And Second Floor, 58 - 60 George Street, Manchester, M1 4HF
Flat 3, 58 - 60 George Street, Manchester, M1 4HF
59 Mosley Street, Manchester, M2 3HZ
Flat 102, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Basement, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Fifth Floor, Permanent House, 71 Mosley Street, Manchester, M2 3JN
71 Mosley Street, Manchester, M2 3JN
65 Mosley Street, Manchester, M2 3JE
Amadeus House, 52 George Street, Manchester, M1 4ZZ
5 Nicholas Street, Manchester, M1 4HL
61 Mosley Street, Manchester, M2 3HZ
Fourth Floor, 61 Mosley Street, Manchester, M2 3HZ
Flat 103, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Flat 302, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Flat 202, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Third Floor, Permanent House, 71 Mosley Street, Manchester, M2 3JN
Sixth Floor, 75 Mosley Street, Manchester, M2 3HR
Basement And Ground Floor, 67 - 69 Mosley Street, Manchester, M2 3JE
Ground Floor, Connaught Buildings, 58 - 60 George Street, Manchester, M1 4HF
Sixth Floor, 61 Mosley Street, Manchester, M2 3HZ
Flat 402, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Flat G01, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Flat 401, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
Sainsbury's, 58 Mosley Street, Manchester, M2 3HZ
71A Mosley Street, Manchester, M2 3JN
Ground Floor, 75 Mosley Street, Manchester, M2 3HR
Fourth Floor, 75 Mosley Street, Manchester, M2 3HR
First Floor Front, Permanent House, 71 Mosley Street, Manchester, M2 3JN
Ground Floor Rear, 46 - 46A George Street, Manchester, M1 4HF
K2 KARAOKE NIGHTCLUB, Ground Floor And First Floor, Amadeus House, 52 George Street, Manchester, M1 4HF
Flat 4, 58 - 60 George Street, Manchester, M1 4HF
Flat 101, Charlotte House, 10 Charlotte Street, Manchester, M1 4FL
44 George Street, Manchester, M1 4HF

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - George Street Conservation Area 1985
Area Team Boundary - Name: CENTRAL